

28 Mossvale Avenue  
Ballygowan, BT23 6LG

*Offers over £200,000*



**VICTORIA**  
**PINKERTON**

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# Well Presented Three-Bedroom Semi-Detached Home In Ballygowan Village

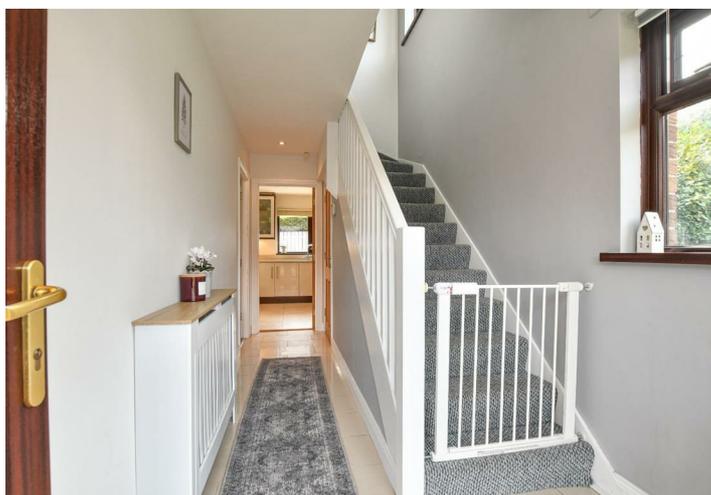
Located on Mossvale Avenue in the charming village of Ballygowan, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway leading to the spacious living room flows seamlessly into an open-plan dining area and kitchen, creating an ideal space for family gatherings and entertaining. Located in the hallway is also a convenient downstairs WC. French doors from the dining room open up to an immaculate and generously sized enclosed back

garden, perfect for enjoying sunny afternoons or hosting barbecues.

Set on a generous corner site, the property boasts a sweeping driveway that accommodates at least two vehicles, with the potential for additional parking with some minor adjustments. Upstairs, you will find a well-appointed family bathroom and three well-proportioned bedrooms, including a third bedroom featuring built-in storage, ensuring ample space for all your needs.

This home is ideally situated close to local amenities, including shops, playgrounds, and schools, making it a fantastic choice for families or anyone seeking a vibrant community atmosphere. With its attractive features and prime location, this property is a wonderful opportunity for those looking to settle in the picturesque surroundings of Newtownards. Don't miss the chance to make this well-presented house your new home.





## PROPERTY FEATURES

- Located On Mossvale Avenue In The Charming Village Of Ballygowan
- Convenient Downstairs WC Located Off The Welcoming Hallway
- Three Well-Proportioned Bedrooms With Built-In Storage In Third Bedroom
- Ideal Family Home In Picturesque And Vibrant Community Setting, Close To Shops, Schools, Playgrounds, And Local Amenities
- Delightful Three-Bedroom Semi-Detached House With Modern Comforts
- French Doors Lead To Large Immaculate Enclosed Back Garden
- Well-Appointed Family Bathroom Located Upstairs
- Spacious Living Room Flowing Into Open-Plan Dining Area And Kitchen
- Generous Corner Site With Sweeping Driveway For Multiple Vehicles
- Oil Fired Central Heating with uPVC Double Glazed Windows







## PROPERTY MEASUREMENTS

Hallway	16'4 x 6'
Storage	2'8 x 5'5
Living Room	19'3 x 12'5
Kitchen	18'7 x 10'8
Landing	6'3 x 9'7
Storage	2'6 x 3'6
Bedroom 1	11'4 x 12'
Bedroom 2	14' x 8'7
Bedroom 3	9'8 x 9'
Storage	2'3 x 2'6
Bathroom	6'2 x 6'2

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold  
 Ground Rent - Understood To Be £0.05 Per Annum  
 Rates - Understood To Be £1,002 Per Annum

### Directions

Located off Moss Road

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

 **WHAT3WORDS:** word.word.word

**Bangor & Donaghadee**  
 125 Main Street, Bangor BT20 4AE  
 028 9147 9393

**Ballyholme**  
 88a Groomsport Road, Bangor BT20 5NF  
 028 9147 9444

**Comber & Ards**  
 7a The Square, Comber BT23 5DX  
 028 9140 4100

  
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